

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5M

From: Staff

Date: September 17, 2010 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Village of Royal Palm Beach Comprehensive Plan
DCA Reference No. 10-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then the TCRPC must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The Village of Royal Palm Beach has proposed text amendments to the Future Land Use and Transportation Elements and two amendments to the Future Land Use Map (FLUM) of the Village Comprehensive Plan. The Village has requested a formal review of the amendments by the DCA.

Evaluation

The location of the FLUM amendments is shown on the attached exhibits and information regarding the amendments is shown in Table 1.

Table 1
Proposed Amendments to the Future Land Use Map
Village of Royal Palm Beach Comprehensive Plan
DCA Reference No. 10-1

Amendment Number/Name	Approx. Acreage	Current FLUM Designation	Proposed FLUM Designation	Approximate Location
The Enclave (#07-08)	29.9	Low Density *	Multi-Family Low Density Residential	West of SR 7 and between Southern Boulevard and Forest Hill Boulevard.
Weldon Royal Palm Beach (#09-09)	50.3	Single Family Residential (38.4 acres) Medium Density Residential (11.9 acres)	Commercial	Southeast quadrant intersection of Okeechobee Boulevard and SR 7.
Total:	80.2			
* County Designation				

Key to FLUM Designations

County Designation

Low Density (LR-2) - Maximum 2 dwelling units per acre

Village Designations

Single Family Residential - Maximum 5 dwelling units per acre

Multi-Family Low Density Residential (MFLDR) - Maximum 9 dwelling units per acre

Medium Density Residential - Maximum 12 dwelling units per acre

A. FLUM Amendments

1. The Enclave (#07-08)

This 29.9 acre property includes four parcels of land and is located west of SR 7 in the area within the Village that is south of Southern Boulevard (see Exhibits 2-5). The property is mostly vacant, but contains some single family residential units. The proposed use is for residential development. Although the property was annexed in 1998 by the Village, it retains a FLUM designation of LR-2 under the County Comprehensive Plan. A previous amendment request to assign a Residential Medium Density designation was denied by the Village in 2009. The proposed FLUM designation is Multi-Family Low Density Residential (MFLDR), a new FLUM designation proposed by the Village under a concurrent text amendment. This new designation would allow a maximum of 9 dwelling units per acre. Land uses on adjacent properties are as follows:

	Existing Use	FLUM Designation
North	Residential townhome development	Residential Mixed Use
East	Commercial plaza	Commercial
South	Residential single family	Residential C (Wellington)
West	Residential single family	Residential Mixed Use

The Village indicates the proposed use is consistent with the existing development pattern and it will provide a transition from the commercial development to the east and the single-family residential development to the west. The Village considers the amendment to be consistent with the comprehensive plan, compatible with adjacent land uses and able to meet concurrency requirements for infrastructure.

The applicant’s Traffic Impact Statement indicates the development will result in no significant impacts that will result in level of service deficiencies on impacted roadways. The applicant’s needs analysis indicate the new units are to be located along an area of SR 7 which currently contains no multi-family residential development. The development should be considered infill; improving the mix of uses in the immediate vicinity which includes commercial, single-family, retail and medical/professional office. The proposed development is consistent with the SR 7 Corridor Master Plan Report of 2007.

2. Weldon Royal Palm Beach (#09-09)

This 50.3 acre property is located in the southeast quadrant of the intersection of SR 7 and Okeechobee Boulevard (see Exhibits 2, 6, 7). It consists of two parcels of land, each having a different FLUM designation. The property is currently vacant. Commercial development is proposed. The current FLUM designations are Single-Family Residential (38.4 acres) and Medium Density Residential (11.9 acres). The proposed FLUM designation is Commercial. Land uses on surrounding properties are as follows:

	Existing Use	FLUM Designation
North	Okeechobee Boulevard; with residential development beyond	Special Impact Zone/Single Family (City of West Palm Beach)
East	Residential development	LR-2 (Palm Beach County)
South	Residential development	LR-2 (Palm Beach County)
West	SR 7 and vacant land	Commercial

The property was annexed by the Village in 2006. The Village indicates the proposed use is consistent with the existing development pattern and appropriate for the location at the intersection of two high traffic volume arterial roadways. All public facilities and services are available to serve the site.

The applicant’s needs analysis indicates that although the site could accommodate 445,000 square feet of commercial development using a typical Floor Area Ratio, traffic concurrency will limit development to a maximum of 259,000 square feet. The analysis indicates a deficit in the supply of commercial retail development for the present and 2025 time period.

A letter from the Palm beach County Traffic Division indicates the proposed FLUM designation and ultimate development would meet Traffic Performance Standards Ordinance requirements with the following conditions:

- Restricting development to 249,000 square feet of retail and a 10,000 square foot fast food drive through.
- Bicycle parking spaces and facilities.
- Construction of turn lanes and associated capacity enhancements.

The County also recommends the establishment of a park and ride facility with 40-50 parking spaces and coordination with Palm Tran on the possibility of an on-site bus stop.

B. Text Amendments

1. Future Land Use Element

- a. Policy LU-1.3.2 is revised to establish a new Multi-Family Low Density Residential FLUM designation and to rename the Medium and High Density designations to Multi-Family Medium Density Residential and Multi-Family High Density Residential.
- b. Policy LU-1.6.4 is revised to allow commercial retail development within a Mixed Use District.

2. Transportation Element

- a. Policy T-1.1.6 is revised to indicate exceptions to Level of Service (LOS) Standards can be permitted through the Palm Beach County Traffic Performance Standards Ordinance.
- b. New Objective T-1.4 indicates the Village may permit exceptions to LOS standards in cases where roadways meet certain criteria.
- c. New Policy T-1.4.1 establishes a segment of Royal Palm Beach Boulevard between Southern Boulevard and Okeechobee Boulevard as constrained to two travel lanes. The constrained segment, is on a local roadway which is not part of the Palm Beach County roadway network, and may operate below the adopted LOS standard.

Extrajurisdictional Impacts

The proposed amendments were provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) by the Village and were noticed to IPARC participants on June 22, 2010. Council is not aware of any objections to the proposed amendments. A letter from Wellington dated August 5, 2010 (see Attachment A) indicates the Village has no objections to the proposed “Enclave” amendment.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

A. FLUM Amendments

1. The Enclave (#07-08)

This proposed amendment will allow residential development at a maximum density of nine dwelling units per acre. This should improve the mix of residential land use in the SR 7 Corridor by allowing some higher density residential development. This is considered consistent with Regional Policy 6.1.1.1 regarding a balanced, compatible mix of land uses and with Regional Goal 2.2 regarding a range of housing types and affordabilities in proximity to employment and services. Ideally, development on this site will provide for a range of housing types and sizes.

2. Weldon Royal Palm Beach (#09-09)

The FLUM designation on this large 50-acre property is to be changed from Residential to Commercial. Although an analysis by the landowner suggests there is a deficit of commercial retail development in the area analyzed, the designation of the entire property to commercial may not be the most appropriate, especially since there is already a large amount of designated commercial land along the west side of SR 7 (see Exhibit 7) and that commercial development on the property is limited by the requirements of the County Traffic Performance Standards Ordinance.

As an alternative, the Village should consider the Mixed Use Development (MXD) designation that encourages compatible, balanced and integrated land uses on a property of this size. This category allows residential, commercial and public open space for “living, walking and entertainment in a pedestrian oriented community”. It requires multi-purpose buildings, and permits vertical and horizontal integration of uses, and shared live-work space. A mixed use development will be complementary to the park and ride facility and on-site bus stop recommended by the County Traffic Division. A mixed use development would be considered consistent with Regional Goals 4.1, 5.1 and 6.1 which encourage new development that is part of existing cities, a mix of uses that complement the existing activities of the City, and a balanced, well-planned compatible mix of land uses with compact designs and a mix of building types.

Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP. While FLUM amendment

#09-09 (Weldon Royal Palm Beach) is not considered to be inconsistent with the SRPP, the Village is encouraged to consider the MXD FLUM designation as an alternative to a Commercial designation for this site.

Recommendation

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Attachments

Attachments

- A August 5, 2010 correspondence from the Village of Wellington



Attachment A

A GREAT HOMETOWN

Council
Darell Bowen, Mayor
Matt Willhite, Vice Mayor
Dr. Carmine A. Priore, Mayor pro tem
Howard K. Coates, Jr., Councilman
Anne Gerwig, Councilwoman

Manager
Paul Schofield

August 5, 2010

Terry L. Hess, AICP, Deputy Director
Treasure Coast Regional Planning Council
421 S.W. Camden Avenue
Stuart, Florida 34994

RECEIVED
AUG - 5 2010
TREASURE COAST
REGIONAL PLANNING COUNCIL

SUBJECT: VILLAGE OF ROYAL PALM BEACH LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION FOR PROPERTY LACATED WEST OF S.R. 7 AND SOUTH OF ANTHONY GROVES ROAD, KNOWN AS THE "ENCLAVE" PROJECT.

Dear Mr. Hess:

This letter is to advise you that Wellington does not object to the approval of the above referenced application. We believe that multi-family residential development on the subject property can serve as a viable transitional land use between the existing commercial development to the east and southeast and the single family residential development to the west and southwest. Please note that we have some concerns about issues related to aesthetics, building height, buffering, security, etc. However, these issues are more appropriately addressed at the Zoning & Site Plan Approval level of review. Wellington staff will communicate directly with Royal Palm Beach regarding these issues, at the appropriate time.

Very truly yours,

Robert E. Basehart, AICP
Director of Growth Management

Cc: Paul Schofield, City Manager
Marty Hodgkins, Economic Development Director
Bradford O'Brien, Senior Planner, Royal Palm Beach

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Amendment Location Map
- 3 Aerial – The Enclave Amendment
- 4 Existing Future Land Use Map – The Enclave Amendment
- 5 Proposed Future Land Use Map – The Enclave Amendment
- 6 Existing Future Land Use Map – Weldon Royal Palm Beach Amendment
- 7 Proposed Future Land Use Map – Weldon Royal Palm Beach Amendment

Exhibit 1
General Location Map
Village of Royal Palm Beach

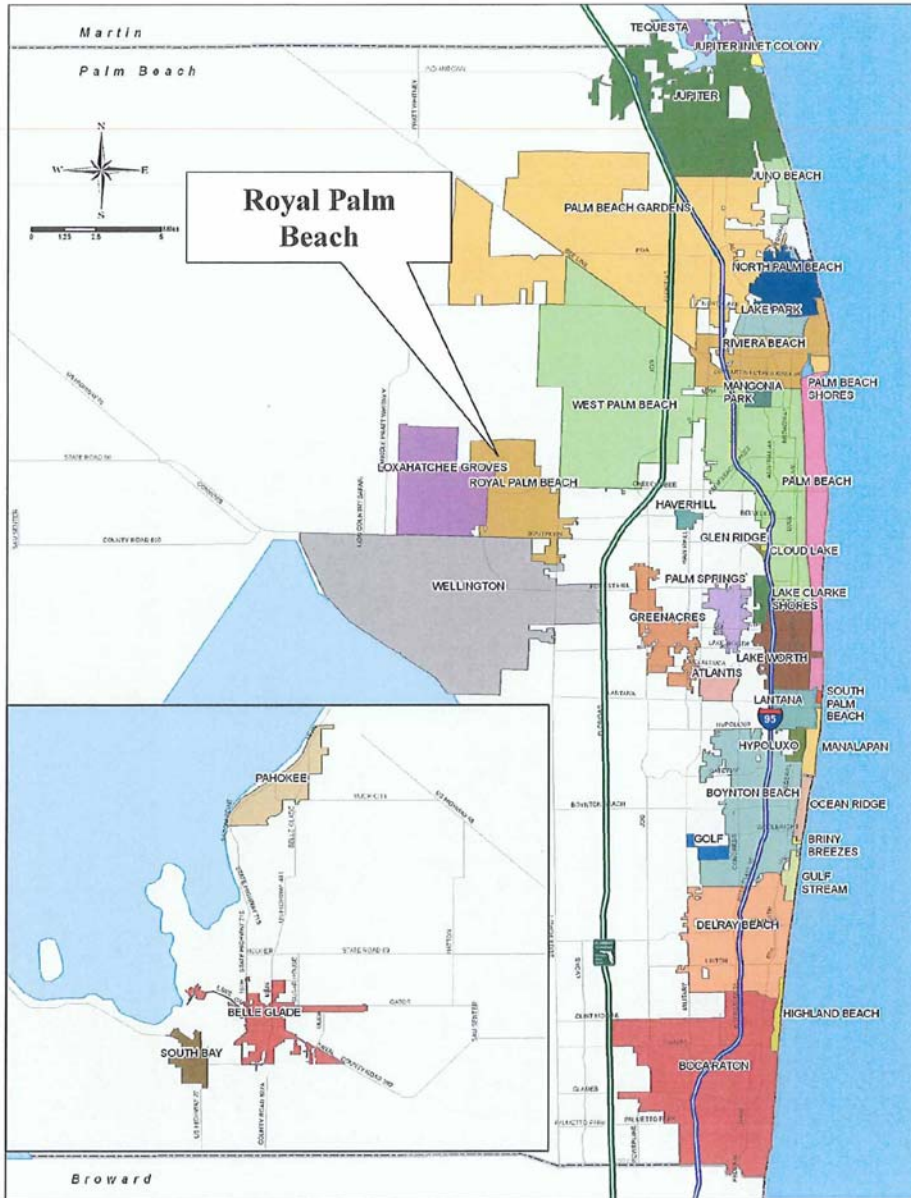


Exhibit 2
Amendment Location Map

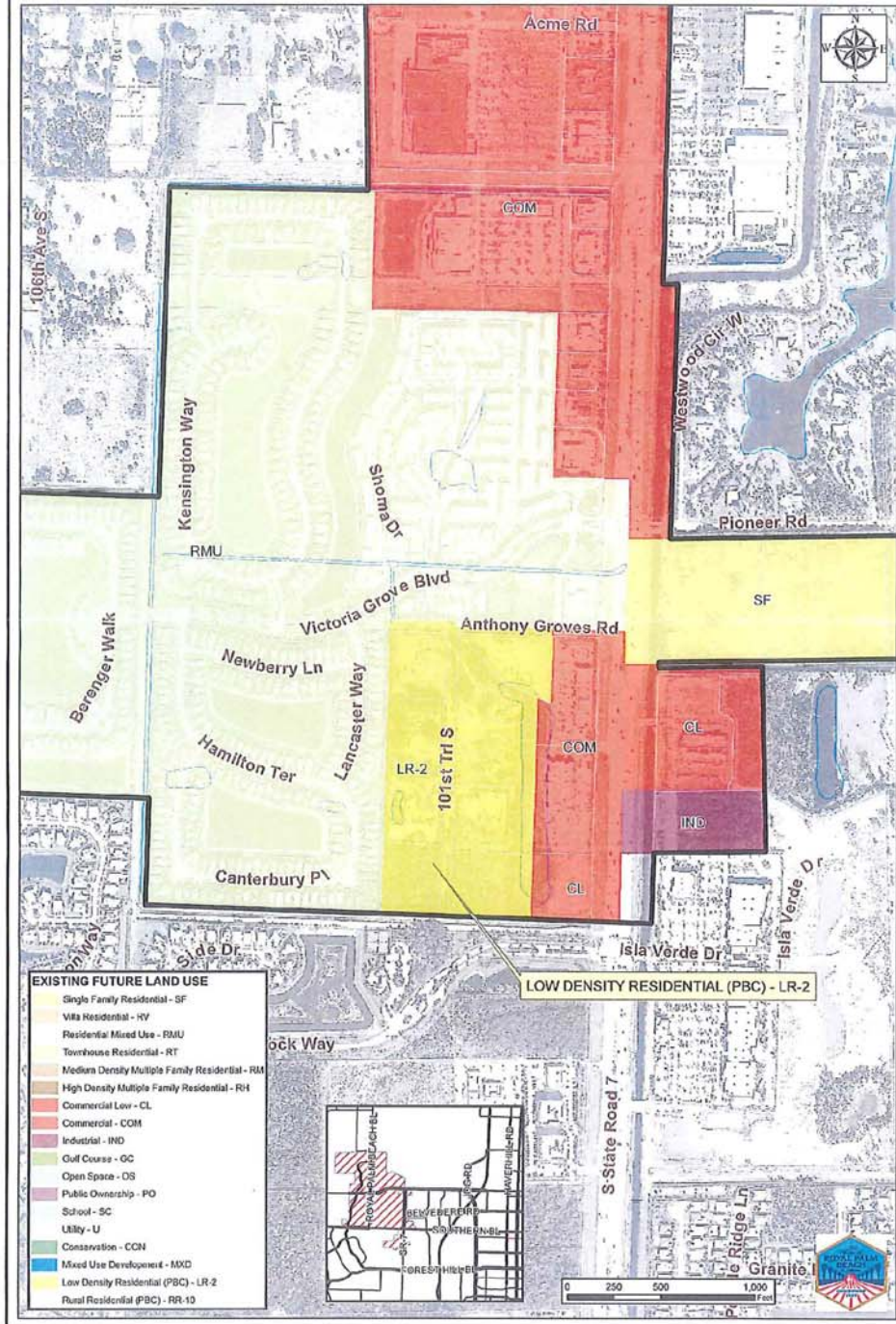


Exhibit 3
Aerial – The Enclave Amendment



Exhibit 4
Existing Future Land Use Map - The Enclave Amendment

THE VILLAGE OF ROYAL PALM BEACH
EXISTING FUTURE LAND USE



**Exhibit 5
Proposed Future Land Use Map - The Enclave Amendment**

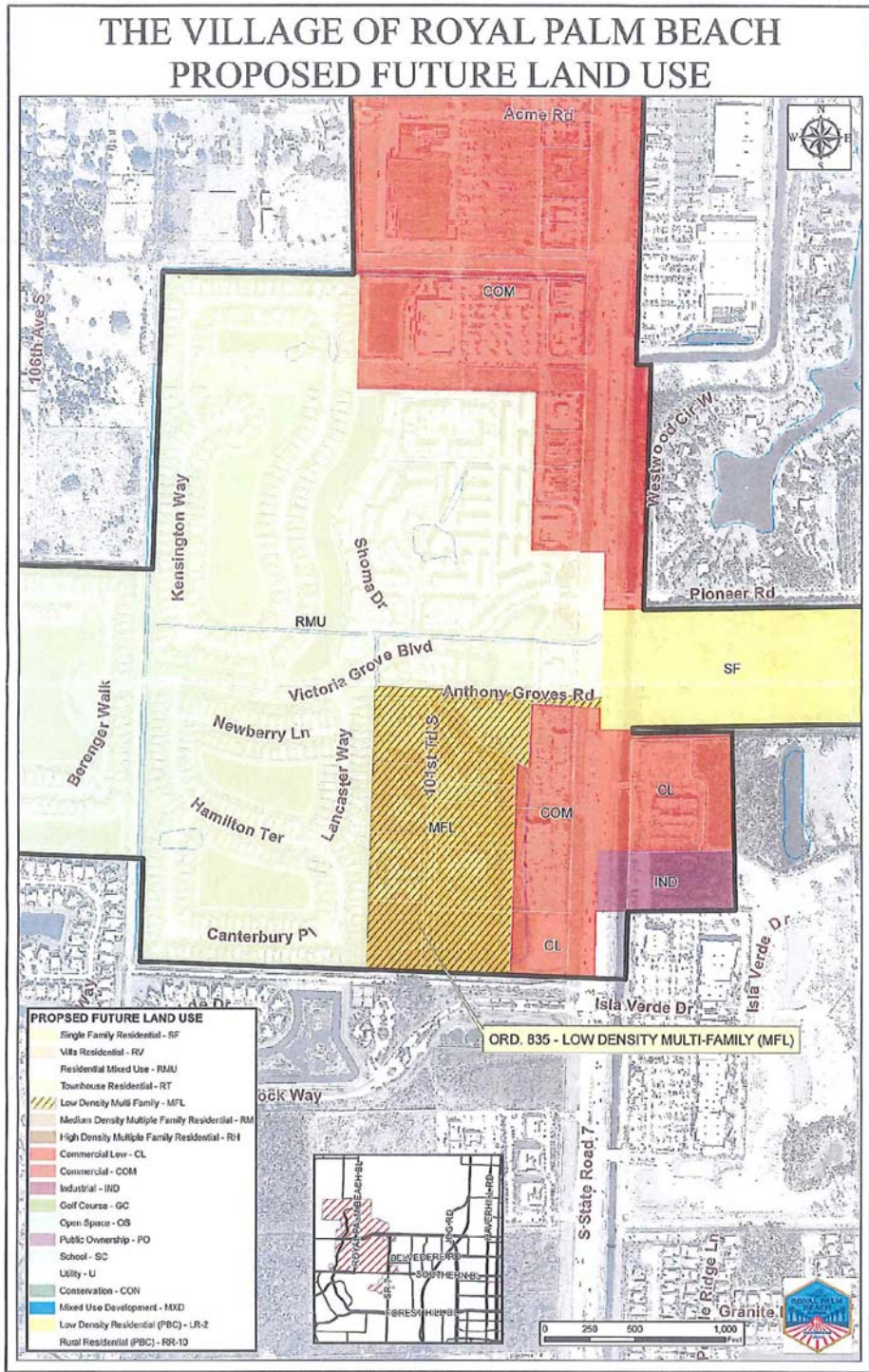
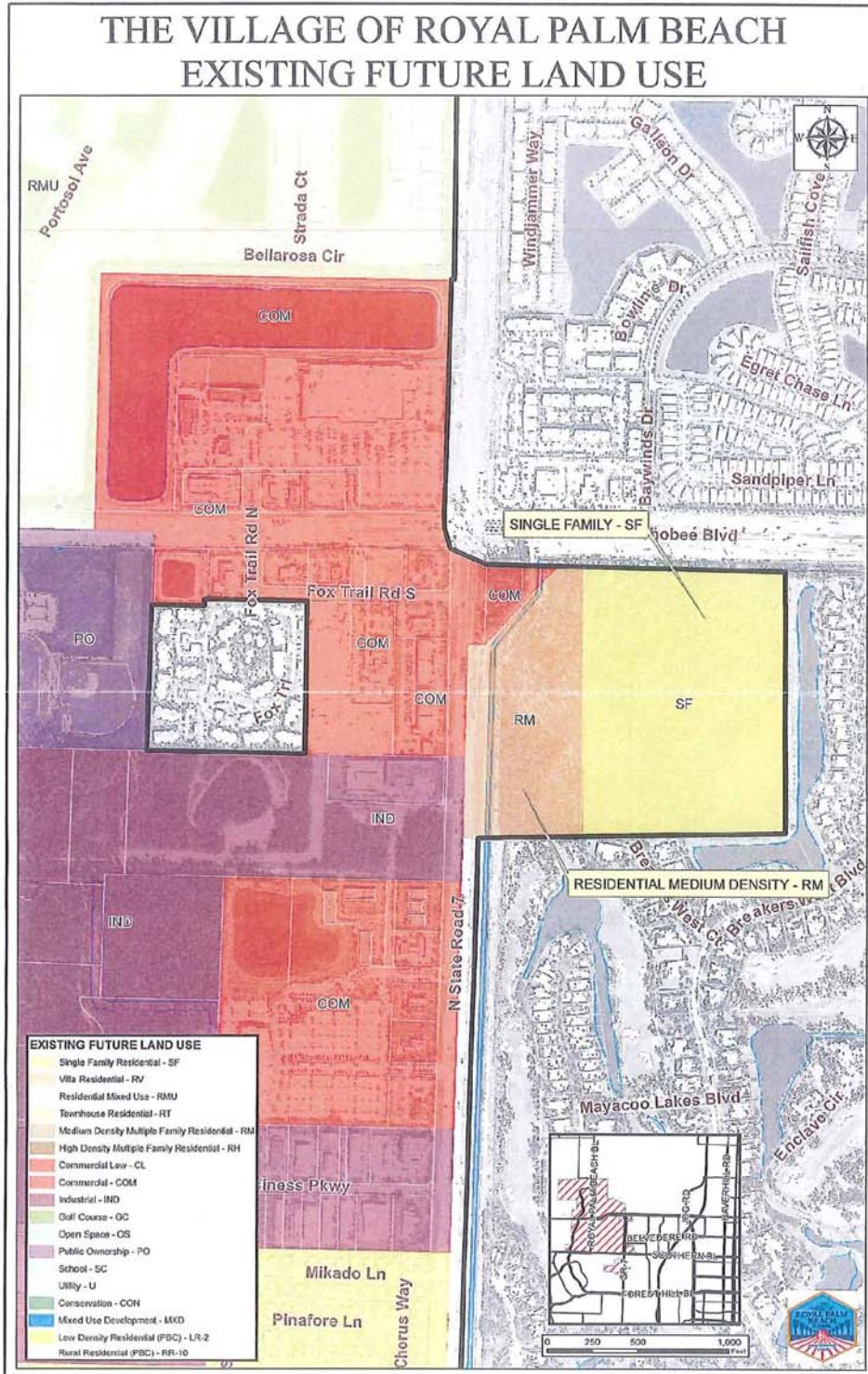


Exhibit 6
Existing Future Land Use Map – Weldon Royal Palm Beach Amendment



**Exhibit 7
Proposed Future Land Use Map – Weldon Royal Palm Beach Amendment**

